



Pampisford Road, Abington, Cambridge

Price: Freehold £1,100,000 offers over

- Six Bedrooms
- Field Views
- Home Gym / Studio
- Three bathrooms
- Integrated Kitchen
- Seperate Utility
- Private Driveway

EPC Rating: Exempt



A substantial detached home which boasts modern and versatile living over two floors. This residence has been kept to an exceptional standard. Providing a blend of open living, highlights include; integrated kitchen / diner, lounge, utility, gym/studio. Six bedrooms and three bathrooms.

Externally to the rear is a mostly laid to lawn garden which wraps around the side of the property and a patio space for seating. To the front is a private driveway with off-road parking for ample vehicles and well-tended front garden, enclosed via a hedge.

Entrance Hall

Access through to:

Lounge - 19'9 x 15'6 (6.07m x 4.78m)

Kitchen / Dining Room - 28' x 15'5 (8.54m x 4.75m)

Utility - 7'2 x 10'8 (2.20m x 3.32m)

Gym / Studio - 19'8 x 15'6 (6.06m x 4.78m)

WC

First Floor

Bedroom One - 21'6 x 16'1 (6.59m x 4.90m)

En-suite - 7'6 x 5'7 (2.32m x 1.76m)

Bedroom Two - 20'1 x 12'5 (6.13m x 3.84m)

En-suite - 5'1 x 7'8 (1.55m x 2.38m)

Bedroom Three - 14'5 x 11'8 (4.43m x 3.60m)

Bedroom Four - 14'5 x 10'1 (4.45m x 3.09m)

Bedroom Five - 10'8 x 11'6 (3.32m x 3.55m)

Bedroom Six - 8'4 x 10'9 (2.59m x 3.34m)

Bathroom - 8'6 x 10'8 (2.64m x 3.31m)

Workshop - 19'8 x 7'9 (6.06m x 2.41m)

Outside

Rear

Mostly laid to lawn wrap around garden with patio space for seating.

Front

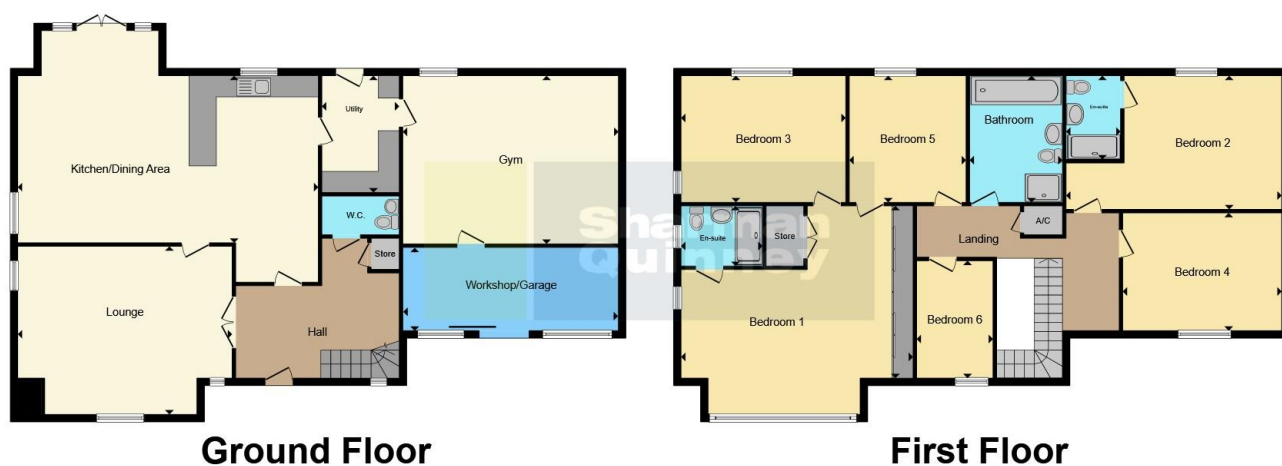
A private driveway with off-road parking for ample vehicles and well-tended front garden, enclosed via a hedge.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GTS102324 - 0002

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

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